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From THE NEWS-POST

Frederick, Md. No. 24,420 Equity

TRUSTEE SALE

VALUABLE FEE SIMPLE REAL ESTATE IN TOWN OF BRUNSWICK, MARYLAND

Pursuant to an Order of Court in the Circuit Court for Frederick County, Maryland, in Equity, No. 24,420, the undersigned Trustees will offer for sale the following described real estate at the Courthouse Door in Frederick, Maryland on:

MARCH 21, 1974

AT 11:00 A.M.

FIRST: Lots 113 through 123 inclusive as shown on a Plat of J. P. Karn & Bros. First Addition to Brunswick, said Plat being recorded among the plat records of Frederick County, Maryland, in Plat Book S.T.H. at folio 182 and being part of the real estate conveyed unto Daniel Lee Keller and Evelyn G. Keller, his wife, by J. P. Karn, Inc., by deed dated December 23, 1947 and recorded in Liber 469, tolio 65.

A portion of this block of lots is improved by a fine ultramodern 80 foot home overlooking the Potomac River. This exceptional home has an entrance hall with walnut floor, 10' x 15' leading to an "L" shaped living room with a cathedral ceiling and stone fireplace. The living room is 15' x 26' x 10' x 30'. The kitchen is ultra-modern with walnut cabinets and floors, cerami. tile top with built-in electric stove, eye-level oven with exhaust fan. There is a 17' x 30' dining room, a 10' x 15' den, and a sunken bedroom 20' x 20'. The ceramic tile bath is equipped with a sunken tub and shower with walnut vanity. The lower level of the home has four large rooms with full bath, finished in early American, all maple panel. The house has baseboard heat, stereo intercom system inside and outside the house, and a front and rear patio. In addition to a drilled well, the house has City water and sewerage.

This property is located on "C" Street east of Central Avenue adjacent to the High School.

SECOND: All that lot or parcel of land containing 1.82 acres more or less described as Parcel Second in a deed from J. P. Karn, Inc. to Daniel Lee Keller and Evelyn G. Keller, his wife, dated December 23, 1947, recorded in Liber 469, folio 65, one of the Land Records of Frederick County, Maryland, which said lot or parcel of land has been resubdivided into four lots designated as Lots 129 through 132 inclusive on a revised plat of the J. P. Karn & Bros. First Addition to Brunswick, said plat being recorded in Plat Book 3, at folio 92, one of the Land Records of Frederick County, Maryland. Sale of these lots is to be together with all the right, title and interest of Daniel Lee Keller and Evelyn G. Keller, in and to the bed of an abandoned street and cul-de-sac and extending, in the case of each log to the center the teof. These lots are unimproved.

THIRD: Lots 102 through 112 inclusive as shown on a plat of J. P. Karn and Bras. First Addition to Brunswick, said plat being recorded among the Piat Records of Frederick County, Maryland, in Plat Book S.T.H. at folio 82 and on revised plat of the J. P. Karn & Bros. First Addition to Brunswick, recorded in Plat Book 3 at folio 92 and being part of the real estate conveyed unto Daniel Lee Keller and Evelyn G. Keller, his wife, by J. P. Karn, Inc. by deed dated December 23, 1947, and recorded in Liber 469, folio 65, and by dead from the Mayor and Council of Brunswick, a body corporate, dated May 7, 1954, and recorded in Liber 531, folio 217, one of the Land Records of Frederick County, Maryland.

FOURTH: All of the right, little and interest of Daniel Lee Keller and Evelyn G. Keller, his wife, in/and to all that unimproved lot or parcel of land described as Lof 31A located on the south side of "B" Street west of Florida Avenue at the intersection of "B" Street with an unopened 10 foot alley. Being part of the real estate conveyed unto Daniel Lee Keller and Evelyn G. Keller, his wife, by J. P.

Karn, Inc. by deed dated December 23, 1947, and recorded among

the Land Records of Frederick County, Maryland, Liber 469 at folio

FIFTH: All the right, title and interest of Baniel Lee Keller and Evelyn G. Keller, his wife, in and to Lot No! 54 as shown on the plat of J. P. Karn & Bros. First Addition to Brunswick and recorded in Plat Book S.T.H., at folio 182, saving and excepting therefrom the 20' x 155' portion thereof conveyed by Daniel Lee Keller and Evelyn G. Keller, his wife, unto Clifton S. Fry and wife, by deed dated May 26, 1949 and recorded in Liber 479, folio 358, one of the Land Records of Frederick County, Maryland, Unimproved, part of all those lots or parcels of land conveyed to Daniel Lee Keller and Evelyn G. Keller, his wife, by J. P. Karn, Inc. by deed dated December 23, 1947, and recorded among the Land Records of Frederick County, Maryland, in Liber 469, Iolio 65.

ORDER OF SALE: First, Lots 113 through 123 will be sold first by the description of said iots as shown on the plat recorded in Plat Book S.T.H. 182 and the bid reserved.

Second, 1.82 acre parcel described as Parcel Second in the J. P. Karn, Inc. deed to Daniel Lee Keller and wife of December 23, 1947, recorded in Liber 469, folio 65, one of the Land Records of Frederick County, Maryland, will be offered as an entirety and the bid reserved.

Third, Lots 113 through 123 will be offered as three separate groups; namely. Lots 113 through 116, inclusive, unimproved with the bid reserved: Lots 117 through 120 inclusive and improvements thereon, with the bid reserved; and Lots 121 through 123 unimproved, with the bids reserved.

Fourth, the 1.82 acre tract will then be offered as lots together with the right, title and interest of Daniel Lee Keller and Evelyn G. Keller to the center of the unopened street and cul-de-sac with Lots 129, 130, 131, and 132 as shown on the plat recorded in Plat Book 3. folio 92, each being sold separately and the bid reserved.

Fifth, the entire parcel lying to the north of "C" Street consisting of Lots 113 through 123 and 129 through 132 will be sold as an entirety and the bid reserved.

All of the aforegoing real estate will then be conveyed in the manner producing the most revenue. The Trustees will cooperate with the purchasers in obtaining the official abandonment and reconveyance of the bed of the abandoned street and cul-de-sac. Sixth. Lots 102 through 112 located on the south of "C" Street will be sold as an entirety.

Seventh, the right, title and interest of Daniel Lee Keller and Evelyn G. Keller, his wife, to Lot 31A will be sold. If the Trustees are unable to obtain clear title from the Town of Brunswick for the purr 'ses of this conveyance, purchaser's deposit will be

This is to certify that the annexed Trustee Sale Ad was published in The News & The Post

newspaperSpublished in Frederick County, at least once in each of three successive weeks, the first such publication having been made not less than 15 days prior to sale, and the last such publication being made not more than one week prior to day of March 21st

-s hout april 17, 1974 THE NEWS-POST

Patricia Graham

returned.

Eighth, the remaining portion of Lot 54 will be sold. If the Trustees are unable to obtain clear title from the Town of Brunswick, the purchaser's deposit will be returned. TERMS OF SALE:

Cash. 1/10 of the purchase price will be required of the purchaser or purchasers on the day of sale, the balance to be due upon ratification of the sale by the Circuit Court. All costs of conveyancing, including deed preparation, revenue stamps, and transfer taxes, title examinations for the benefit of the purchaser and costs of any surveys required or requested by the purchasers shall be at the expense of the purchasers. Taxes and other public charges will be adjusted to the date of Settlement.

> EDWARD W. COCKRELL G. EDWARD DWYER, JR. Trustees In No. 24,420 Equity

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